



# **Annual Meeting & California Commercial Real Estate Summit**

**AB 758**

June 8<sup>th</sup>, 2011

Chair Robert Weisenmiller



## **AB 758**

# **A Comprehensive Program to Improve the Efficiency of Existing Buildings**





## **AB 758 Mandate**

- Calls for a comprehensive program to achieve energy savings in CA's existing building stock
- Calls for a complimentary portfolio of techniques, applications, and practices to improve the efficiency of buildings that fall significantly below current California Building Energy Efficiency Standards
- Calls for CEC to develop and implement program in collaboration with all stakeholders





## **AB 758 Elements**

- Public Awareness Campaign
- Workforce Development
- Financing Options
- Energy Performance Rating Systems
- Energy Performance Disclosures
- Efficiency Recommendations
- Efficiency Improvements



## **Isn't CA already doing this?**

- ❖ IOU 2010-2012 energy efficiency programs for existing buildings ~ \$2.5 B
- ❖ California Building Energy Efficiency Standards applies to additions & alterations of existing buildings
- ❖ California Long Term Energy Efficiency Strategic Plan (CPUC, 2008)
- ❖ CA's American Recovery and Reinvestment Act (ARRA) funding ~ \$740 M building efficiency upgrades



## What's new with AB 758?

- ❖ CEC given the authority to develop, adopt & implement regulations
  - Potential Rating Requirements
  - Potential Improvement Requirements
- ❖ Long term, statewide program
  - CEC using ARRA SEP programs to pilot key components of AB 758
    - Increase Public Awareness
    - Pursue Financing Solutions
    - Pilot Rating Programs
    - Build Workforce



## AB 758 Timeline

### ❖ Phase 1: Infrastructure Development (2010 & 2011)

- ARRA SEP Pilots
- Current voluntary energy efficiency programs
- AB 1103: Commercial building energy use disclosure regulations
- Commercial building asset rating system development
- Update HERS II if needed, based on pilot programs





## AB 758 Timeline

- ❖ **Phase 2:** Ratings & Disclosures (2012 & 2013)
  - Rulemaking(s) for rating disclosure regulations
  - Develop recommendations for mandatory improvements
  
- ❖ **Phase 3:** Efficiency Improvements (2014 & ...)
  - Rulemaking(s) for efficiency improvement regulations





# AB 1103 Commercial Building Energy Use Disclosure

## *Valuing the Energy Performance of Commercial Property*



- ❖ Commercial building energy use disclosure
- ❖ Energy Star rating and data must be disclosed for whole buildings at time of sale, lease or financing



- ❖ Voluntary CA Energy Performance Rating for all building types
- ❖ CEC developing regulations
- ❖ Proposed implementation early-mid 2012



**Phase 1**

# **AB 758 Technical Support:** **Needs Assessments**

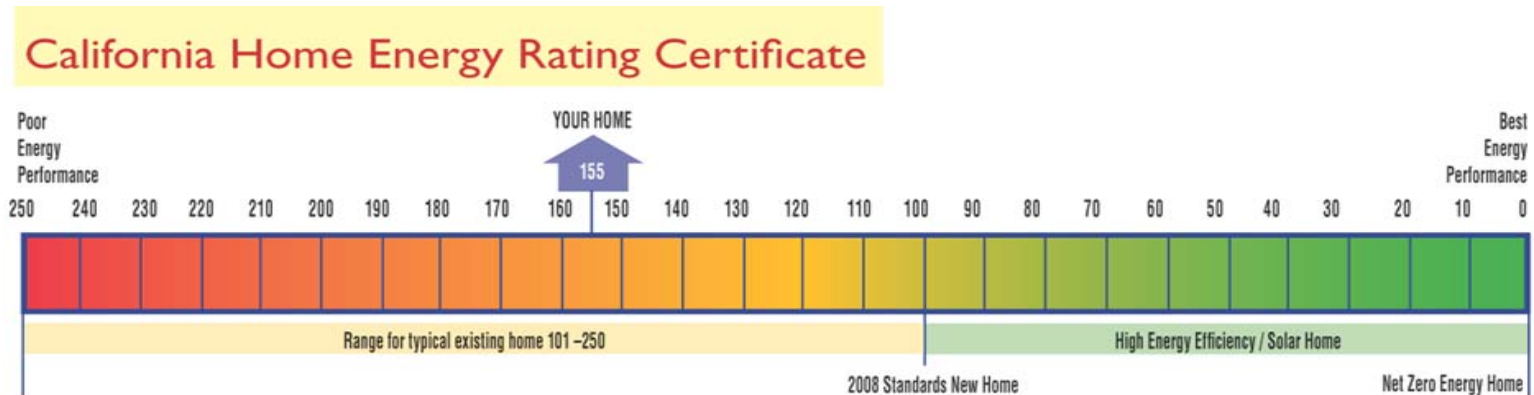
- Develop Residential Building Stakeholder Interview Instrument
- Conduct Stakeholder Interviews
- Collect and Organize Building Sector Market Data
- Develop Preliminary Action Plans for Existing Building Energy Efficiency Improvement Programs
- Present Preliminary Action Plans at Public Workshop(s)
- Complete Final Action Plans



**Phase 1**

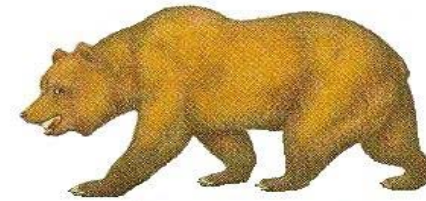
# AB 758 Technical Support: Review of Residential Rating Systems

- Review Current Asset Rating Systems
  - ✓ U.S. DOE's Home Energy Score
  - ✓ Oregon's Energy Performance Score
  - ✓ HERS Whole House
- Develop Rating System Recommendations





# AB 758 Technical Support: Building Energy Asset Rating System (BEARS)



- Develop Field Data Collection Protocols
- Establish Energy Use Benchmarks for Distinct Building Categories
- Specify Building Energy Modeling Rules & Rating Software Requirements



*CEC Staff collaborating with U.S. DOE & regional leaders  
on BEARS development*